

**County of Lexington, South Carolina
Community Development Department
2012-13
Annual Action Plan**



PROGRAM YEAR 2012
JULY 1, 2012 – JUNE 30, 2013

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Introduction

Lexington County has been a participant in the Community Development Block Grant (CDBG) Program since July 1, 2000. On July 1, 2008, the County became a Participating Jurisdiction (PJ) in the HOME Investment Partnerships Program. These programs are sponsored by the United States Department of Housing and Urban Development (HUD) through an annual federal budget allocation.

Community Development Block Grant (CDBG) Program

The primary objective of the CDBG Program is to develop sustainable communities through improved housing, living, and economic conditions. Activities under this program must predominately benefit persons of low- and moderate-income (LMI defined by HUD as household income that is less than 80% of the area median income), must meet one of three national objectives, and must be eligible under the CDBG requirements.

The National Objectives for the CDBG Program are to:

- Benefit LMI persons
- Aid in the prevention or elimination of slums or blight
- Meet an urgent need

Lexington County's participation is through the Urban County Entitlement portion of this block grant. The County became eligible for this entitlement when its population exceeded 200,000 in the unincorporated areas. The County receives funds directly from HUD each year, based on Congressional apportionment.

HOME Investment Partnerships (HOME) Program

The primary objective of the HOME Investment Partnerships (HOME) Program is to create affordable housing for LMI households. HOME provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Annual Action Plan

In accordance with HUD guidelines, the Annual Action Plan is developed each year to identify specific activities that address priorities and goals established in the Consolidated Plan.

In developing the Annual Action Plan, the County reviews the Consolidated Plan, seeks public input, and conducts formal or informal needs assessments to determine whether the direction set in the Consolidated Plan is still pertinent and whether additional needs have surfaced that may be met through the CDBG and HOME programs.

Broad priorities for the County's CDBG and HOME programs are described in the Consolidated Plan. They are:

- **Priority Need 1:** Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.
- **Priority Need 2:** Ensure adequate and safe infrastructure to meet basic needs of residents.
- **Priority Need 3:** Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.
- **Priority Need 4:** Support and provide assistance to nonprofit and for-profit entities that create, increase or retain employment opportunities for LMI persons.
- **Priority Need 5:** Provide and/or support adequate, safe and affordable housing.
- **Priority Need 6:** Provide mechanisms and forums for collaboration, coordination, and capacity building.

Citizen Participation

Opportunities for citizen participation were present throughout the development of the Annual Action Plan. The following meetings were open to the public and included discussions of the County's housing and community development needs and activities to be undertaken described in the Plan.

- 8/31/11 CAPER and Annual Needs Assessment Public Hearing
- 1/12/12 Grant Programs Division Advisory Committee Meeting
- 2/14/12 Lexington County Council Planning/Administration Committee Meeting
Lexington County Council Meeting CDBG and HOME Programs

A notice of availability and public hearing for the 2012-2013 Annual Action Plan was published on April 5, 2012 in *The Lexington Chronicle* newspaper. The public hearing was held on April 11, 2012, at 4:00 p.m. at the Lexington County Administration Building in Lexington, SC. The thirty-day comment period began April 5, 2012 and ended May 7, 2012.

Resources

FEDERAL RESOURCES

CDBG and HOME funds are the only formula entitlement grant funds that Lexington County receives directly from HUD. Lexington County CDBG funds are not being used to meet local match requirements for any other HUD programs. Projects identified in this Action Plan will be funded from the County's 2012 CDBG allocation of \$1,352,172, the HOME allocation of \$444,629, and uncommitted CDBG and HOME funds from previous years. Once the Homeownership Assistance Program is established, the County anticipates generating program income for CDBG and HOME. When feasible, the County will provide in-kind services, funds for operating costs, funds for furnishings and equipment, other available funds, or real property to carry out the activities identified in this plan.

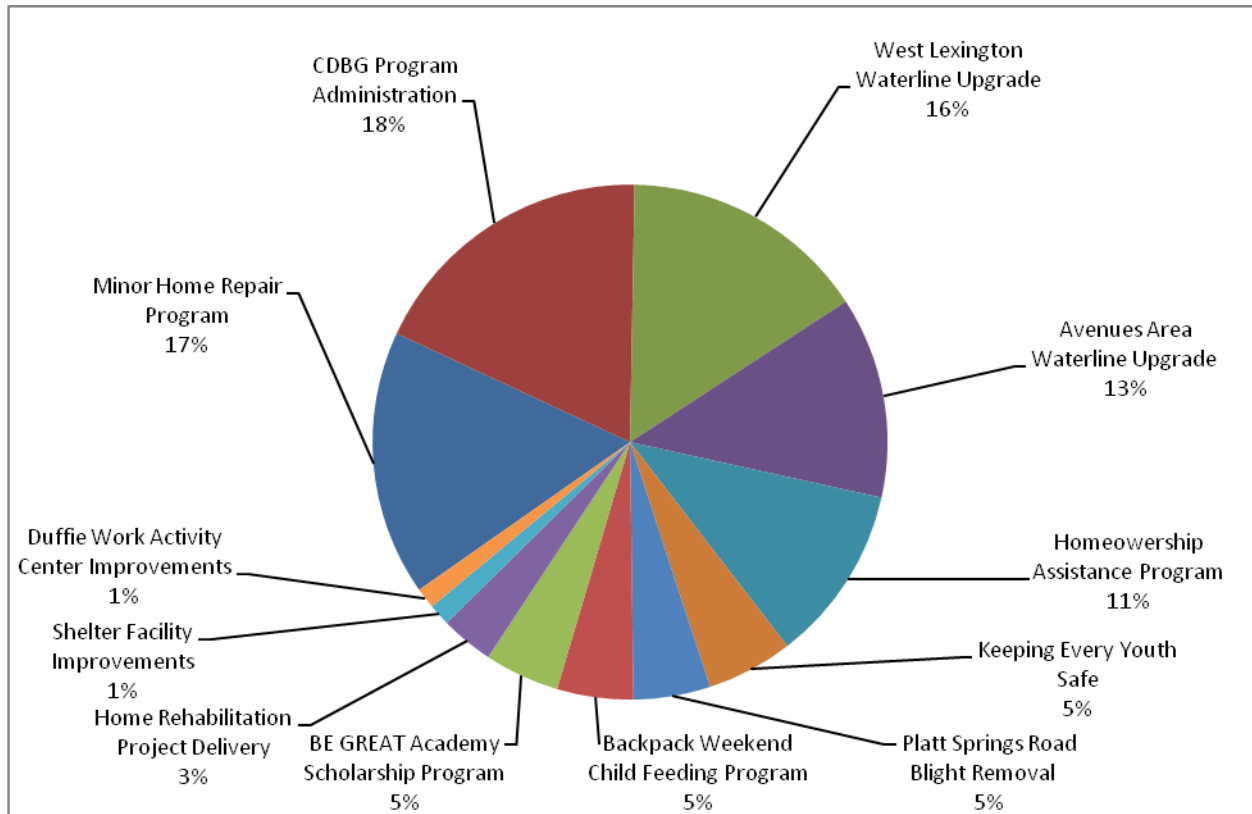
CDBG ADMINISTRATION AND PROJECTS

The CDBG Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 20% of the annual grant allocation. Based on the 2012 award amount of \$1,352,172, the County is limited to no more than \$270,434 for planning costs and administration. The County has budgeted \$248,224, or approximately 18%, of the 2012 grant award for planning costs. The CDBG Program regulations also limit the amount of expenditure for public service activities. In accordance with these limitations, the County does not allocate more than 15% of the annual grant amount for public service activities during a program year. Based on the award amount, the County is limited to no more than 15% of \$1,352,172 or \$202,825 for these activities. The County has budgeted \$201,946 or 14% of the grant amount for Public Service Activities. The County has budgeted \$64,745 of prior years grant awards for projects and contingency to cover potential cost overruns in the activities described in this Plan. If these funds are awarded for any other activities, the appropriate citizen participation and amendment processes described in the County's Citizen Participation Plan will be undertaken.

CDBG PROGRAM YEAR 2012 FUNDING SOURCES	
CDBG	\$1,352,172
CDBG – Prior Years	\$64,745
TOTAL:	\$1,416,917

2012-13 CDBG PROJECTS			
Activities	Total Funds Allocated	2012 Program Funds	Previous Years Funds
Infrastructure & Other Public Facilities			
West Lexington Water Line Upgrade	\$210,000	\$210,000	
Avenues Area Water Line Upgrade	\$171,083	\$171,083	
Sistercare Facility Improvement	\$18,500	\$18,500	
Duffie Work Activity Center Improvements	\$17,485	\$17,485	
Public Services			
Keeping Every Youth Safe Program	\$73,346	\$73,346	
BackPack Weekend Child Feeding Program	\$64,800	\$64,800	
BE Great Academy Scholarship Program	\$63,800	\$63,800	
Neighborhood Revitalization			
Minor Home Repair Program	\$250,000	\$224,734	\$25,266
Housing Rehabilitation Program Project Delivery	\$45,000	\$45,000	
Affordable Housing			
Homeownership Assistance Program	\$150,000	\$150,000	
Clearance and Demolition			
Platt Springs Road Blight Removal	\$65,200	\$65,200	
Administration			
CDBG Program Administration	\$248,224	\$248,224	
Contingency			
2012 Program Contingency	\$39,479		\$39,479
TOTAL:	\$1,416,917	\$1,352,172	\$64,745

2012-13 CDBG DISTRIBUTION AWARD: \$1,352,172



2012-13 CDBG Projects	2012 Funds
CDBG Program Administration	\$248,224
Minor Home Repair Program	\$224,734
West Lexington Water Line Upgrade	\$210,000
Avenues Area Water Line Upgrade	\$171,083
Homeownership Assistance Program	\$150,000
Keeping Every Youth Safe Program	\$73,346
Platt Springs Road Blight Removal	\$65,200
BackPack Weekend Child Feeding Program	\$64,800
BE Great Academy Scholarship Program	\$63,800
HOME Program Project Delivery	\$45,000
Sistercare Facility Improvement	\$18,500
Duffie Work Activity Center Improvements	\$17,485
Total:	\$1,352,172

HOME ADMINISTRATION AND PROJECTS

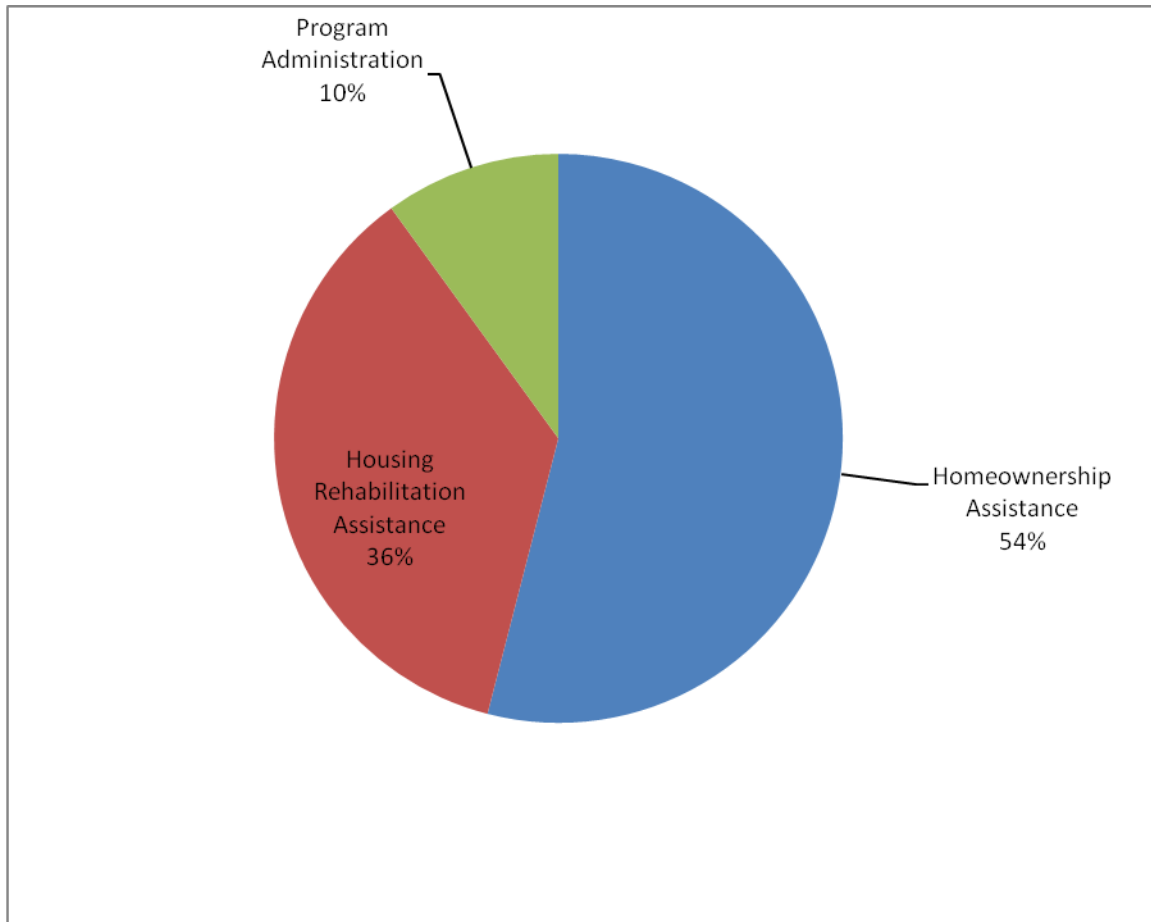
The HOME Program regulations limit the amount of grant expenditure for planning costs and administration of the Program to 10% of the annual grant allocation. Based on the 2012 award amount of \$444,629, the County is limited to no more than \$44,462 for planning costs and administration. The County has budgeted \$44,462 of the 2012 grant award for planning costs and administration. The County will use \$45,000 in CDBG Program funds for project delivery costs of housing inspections for the Homeownership Assistance and Home Rehabilitation programs. The project delivery costs will include property inspections and the preparation of work specifications. Additional funds for administrative costs to implement the HOME Program will be provided through the County's general fund.

The County submitted a request to HUD for a reduction in the 15 percent set-aside requirement for the Community Housing Development Organizations (CHDO) for Program Year 2012. Since 2008, the County has chosen to reserve more than the 15 percent required each year. The County currently has committed 23.8% (\$699,564) of the cumulative HOME Program allocation to CHDOs. The request has been conditionally approved and is pending further review of the County's CHDO reservations by the Office of Affordable Housing Preservation after the Program Year 2012 grant is obligated.

HOME PROGRAM YEAR 2012 FUNDING SOURCES	
HOME	\$444,629
HOME – Prior Years	\$184,000
TOTAL:	\$628,629

2012-13 HOME PROJECTS				
Activities	Total Funds Allocated	2012 Program Funds	Previous Years Funds	Program Match
Affordable Housing				
Homeownership Assistance Program	\$424,167	\$240,167	\$184,000	
Housing Rehabilitation Program	\$160,000	\$160,000		
Match				
Habitat for Humanity Housing Project				\$146,042
Administration				
HOME Program Administration	\$44,462	\$44,462		
Total:	\$628,629	\$444,629	\$184,000	\$146,042

2012-13 HOME DISTRIBUTION AWARD: \$444,629



2012-13 HOME Allocation Projects	2012 Funds
Homeownership Assistance Program	\$240,167
Housing Rehabilitation Program	\$160,000
HOME Program Administration (10% of grant)	\$44,462
TOTAL:	\$444,629

OTHER RESOURCES

CDBG Sub-Recipients

- **Harvest Hope Food Bank \$634,825** – Harvest Hope Food Bank is contributing \$634,825 in funds from foundations and other individual donors toward the Backpack Weekend Child Feeding Project.
- **Town of Lexington \$18,336** – The Town of Lexington is contributing \$18,336 in funds and in-kind services from the Town of Lexington Police Department, volunteers, and corporate donations toward the Keeping Every Youth Safe Project.
- **Sistercare \$1,425** – Sistercare is contributing \$1,425 in funds from individual contributions towards the Facility Improvement Project.
- **City of Cayce \$989** – The City of Cayce is contributing \$989 toward the Avenues Area Water Line Upgrade Project.

A number of other resources, including private, non-profit, local, state and federal programs, can be used to address housing, community development, and special needs. Approximately sixty-nine organizations provide services on a statewide or regional basis for non-homeless, special needs populations, including the elderly, low-income families, persons with mental and physical disabilities, and persons with AIDS/HIV. These organizations provide advocacy, direct assistance, funding, information, or referrals for those populations.

The majority of funding for housing and community development programs in Lexington County originates from federal sources. Some programs including CDBG, HOME, Low Income Housing Tax Credits (LIHTCs), Section 8 rental assistance programs, and Low Income Home Energy Assistance (LIHEAP), are allocated based on formulas. Other programs are available only on a demonstration basis or through a competitive process on a national or regional level. These sources of funds are more difficult to obtain and less secure as a long-term funding source.

HOME MATCH REQUIREMENTS

Match requirements for the County's HOME Program for FY 2012-13 will be met through the non-federal funding provided for the Habitat Property Acquisition Project. The County estimates that \$286,981 in match will be provided by the Project. The match will be met through the private donations used to purchase materials and the volunteer labor hours. The County also has documented a total of \$63,674 in available match for the upcoming program year.

The County anticipates utilizing any overage of eligible matching non-federal funds from the Habitat Property Acquisition Project to meet the match requirements during future fiscal years. According to the guidelines of the HOME Program, match funding occurring during the program year will be carried forward to meet match requirements in future program years.

Activities to be Undertaken

INFRASTRUCTURE AND OTHER PUBLIC FACILITIES

WEST LEXINGTON WATERLINE UPGRADE

TOWN OF LEXINGTON

Description

CDBG funds will be used to upgrade 2,150 LF of 2-inch water lines to 6-inch water lines on Allen Street, George Street, and Clark Street and installation of five fire hydrants. The upgrade will provide better water flow and fire safety to homes.



Eligibility Citation:	507.201 (c)	Funding:	
		CDBG 2012:	\$210,000
National Objective:	570.208 (a) (1) Low Mod Area		
HUD Matrix Code:	03J – Water/Sewer Improvements		
Location:	Allen Street, George Street and Clark Street in Lexington	TOTAL:	\$210,000
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 58+ people with 55% LMI.		June 30, 2013	
Administered by:	Central Midlands Council of Governments and the Town of Lexington		

AVENUES AREA WATERLINE UPGRADE


CITY OF CAYCE

Description

CDBG funds will be used to upgrade 2,580 LF of metal water main lines in the residential area known as the "The Avenues". The current galvanized and cast iron lines cause brown water and reduce the water supply. The project will result in improved water quality, safety, and fire protection for the residents in the target area.



Eligibility Citation:	507.201 (c)	Funding:	
		CDBG 2012:	\$171,083
National Objective:	570.208 (a) (1) Low Mod Area	City of Cayce	\$989
HUD Matrix Code:	03J – Water/Sewer Improvements		
Location:	Residential area known as “The Avenues”.	TOTAL:	\$172,072
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 105 people with 68% LMI.		June 30, 2013	
Administered by:	Central Midlands Council of Governments and City of Cayce		

SHELTER FACILITY IMPROVEMENTS			
SISTERCARE, INC.			
Description			
<p>CDBG funds will be used to replace the HVAC system, duct system, and roof at their Lexington County Shelter for battered women and their children. The HVAC system malfunctions on a regular basis and has become too costly to repair. The roof is 17 years old and has mold and leaks. These improvements will make the shelter safe and more secure for residents, staff, and volunteers.</p>			
Eligibility Citation:	507.201 (c)	Funding:	
		CDBG 2012:	\$18,500
National Objective:	570.208 (a) (2) Limited Clientele	Sistercare	\$1,425
HUD Matrix Code:	03C – Homeless Facilities		
Location:	Lexington County	TOTAL:	\$19,925
Priority Need:	Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will benefit 225 people with 96% LMI.		June 30, 2013	
Administered by:	Sistercare, Inc.		

DUFFIE WORK ACTIVITY CENTER IMPROVEMENTS

BABCOCK CENTER, INC.

Description

CDBG funds will be used for purchase and installation of canopies to provide a sheltered loading and entranceway into the Mary L. Duffie Seniors Program. The Mary L. Duffie Seniors Program supports people with lifelong disabilities. The canopies will allow for a safe, sheltered area for loading and unloading thereby reducing the likelihood of accidents for both staff and program participants.



Eligibility Citation:	507.201 (c)	Funding:	
		CDBG 2012:	\$17,485
National Objective:	570.208 (a) (2) Limited Clientele		
HUD Matrix Code:	03B – Handicapped Centers		
Location:	Lexington County		
		TOTAL:	\$17,485
Priority Need:	Ensure adequate and dependable public facilities are available to provide for basic and essential needs and services.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will benefit 62 people with 100% LMI.		June 30, 2013	
Administered by:	Babcock Center, Inc.		

PUBLIC SERVICES

DRAFT


KEEPING EVERY YOUTH SAFE PROGRAM


TOWN OF LEXINGTON

CDBG funds will be used for operational support of the Keeping Every Youth Safe (KEYS) afterschool program. The KEYS Program provides afterschool educational, life skills and safety programming for youth in high risk areas in the Town. The program also provides positive role models and helps the youth develop academic and job skills.




Eligibility Citation:	570.201 (e)	Funding:	
		CDBG 2012:	\$73,346
National Objective:	570.208 (a) (2) Limited Clientele	Town of Lexington	\$18,336
HUD Matrix Code:	05D – Youth Services		
Location:	Town of Lexington	TOTAL:	\$91,682
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 50 LMI youth ages 5-13.		June 30, 2013	
Administered by:	Town of Lexington		

BACKPACK WEEKEND CHILD FEEDING PROGRAM			
HARVEST HOPE FOOD BANK			
Description			
<p>CDBG funds will be used to expand their Backpack weekly feeding program to a minimum of 240 low and moderate students in six (6) Lexington County schools with free and reduced rates near or above 75% of the enrollment for a 36 week period during the 2012-2013 school year. The Backpack afterschool charitable meal service program is for children ages 6 to 18 that have been identified as being at risk for hunger. The program will supply approximately 8,640 backpacks of food or 60,480 meals during the school year.</p>			
Eligibility Citation:	507.201 (e)	Funding:	
		CDBG 2012:	\$64,800
National Objective:	570.208 (a) (2) Limited Clientele	Harvest Hope	\$634,825
HUD Matrix Code:	05D – Youth Services		
Location:	Lexington County	TOTAL:	\$699,625
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Availability/Accessibility		
Proposed Accomplishment:		Completion Date:	
This project will benefit 240 people with 100% LMI.		June 30, 2013	
Administered by:	Harvest Hope Food Bank		

BE GREAT ACADEMY SCHOLARSHIP PROGRAM			
BOYS AND GIRLS CLUB OF THE MIDLANDS			
Description			
<p>CDBG funds will be used to provide funding for 29 low and moderate income (LMI) youth to attend their BE Great Academy 2012-2013 after school program. The BE Great Academy offers a variety of youth development programs in core areas that include education and career development, character and leadership development, sports, fitness and recreation, health and life skills, and the arts.</p>			
Eligibility Citation:	570.201 (e)	Funding:	
		CDBG 2012:	\$63,800
National Objective:	570.208 (a) (2) Limited Clientele		
HUD Matrix Code:	05D – Youth Services		
Location:	Lexington County	TOTAL:	\$63,800
Priority Need:	Establish or support programs that provide needed public services and/or increase the level of service provided by existing programs.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit 29 LMI youth.		June 30, 2013	
Administered by:	Boys and Girls Club of the Midlands		

NEIGHBORHOOD REVITALIZATION

DRAFT

MINOR HOUSING REPAIR PROGRAM			
COUNTY OF LEXINGTON			
Description			
CDBG funds will be used to assist approximately 55 low and moderate income homeowners with minor repairs to their homes. Qualified applicants will receive up to \$7,500 in repairs for various improvements needed for their homes including accessibility, HVAC system replacement, tree removal, broken windows, etc.			
Eligibility Citation:	570.202	Funding:	
		CDBG 2012:	\$197,541
National Objective:	570.208(a)(2) Housing	Prior Year Funds:	\$52,459
HUD Matrix Code:	14A – Rehab; Single-Unit Residential		
Location:	Lexington County	TOTAL:	\$250,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 55 LMI households.		June 30, 2013	
Administered by:	Lexington County Community Development Grant Programs Division		

HOUSING REHABILITATION PROGRAM PROJECT DELIVERY COUNTY OF LEXINGTON

Description

According to the Community Planning and Development (CPD) Notice 92-19, CDBG funds may be expended for activity delivery costs of the HOME Program. Funds will be used for the project delivery costs of housing inspections for the Homeownership Assistance and Home Rehabilitation programs. The project delivery costs will include property inspections and the preparation of work specifications. The total project estimated cost is \$45,000 with all funds provided by Lexington County CDBG Program.



Eligibility Citation:	570.206(g)	Funding:	
		CDBG 2012:	\$45,000
National Objective:	570.208(a)(3) Housing Activities		
HUD Matrix Code:	14H –Rehab: Administration		
Location:	Lexington County	TOTAL:	\$45,000
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Affordability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 15 LMI households.		June 30, 2013	
Administered by:	Lexington County Community Development Grant Programs Division		

CLEARANCE AND DEMOLITION

DRAFT

PLATT SPRINGS ROAD BLIGHT REMOVAL

TOWN OF SPRINGDALE

Description

CDBG funds will be used to demolish four (4) blighted vacant commercial structures in the area located at 3028, 3131, and 3142 Platt Springs Road. Demolition of these blighted structures will promote area revitalization, economic development and civic pride.



Eligibility Citation:	507.201 (d)	Funding:	
		CDBG 2012:	\$65,200
National Objective:	570.208 (b) (1) S/B Area		
HUD Matrix Code:	04 - Clearance and Demolition		
Location:	3028, 3131, and 3142 Platt Springs Road	TOTAL:	\$65,200
Priority Need:	Ensure adequate and safe infrastructure to meet basic needs of residents.		
Performance Objective:	Suitable Living Environment		
Performance Outcome:	Sustainability		
Proposed Accomplishment:		Completion Date:	
This project will benefit approximately 2,877 people.		June 30, 2013	
Administered by:	Central Midlands Council of Governments		

AFFORDABLE HOUSING

DRAFT

HOMEOWNERSHIP ASSISTANCE PROGRAM			
COUNTY OF LEXINGTON			
Description:			
<p>The Homeownership Assistance Program will provide downpayment assistance and/or closing cost assistance and mortgage financing to low and moderate income first-time homebuyers. The amount of assistance provided will typically not exceed \$5,000 per single family dwelling unit. Mortgage financing assistance will be 100% repayable to the County. Recapture provisions will be enacted through deferred forgivable loans. Funds will be used to assist approximately 10 first-time homebuyers.</p>			
Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2012:	\$240,167
		HOME Prior Years:	\$184,000
HUD Matrix Code:	13 – Direct Homeownership Assistance	CDBG 2012:	\$150,000
Location:	Countywide	TOTAL:	\$574,167
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objectives:	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing 		
Performance Outcomes:	<ul style="list-style-type: none"> • Availability • Sustainability 		
Outcome Statements:	<ul style="list-style-type: none"> • Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability. • Create Decent Housing with Improved Sustainability and Accessibility. 		
Beneficiaries:		Completion Date:	
This project will benefit 10 LMI households.		June 30, 2013	
Administered by:	Lexington County Community Development Grant Programs Division		

HOUSING REHABILITATION PROGRAM

COUNTY OF LEXINGTON

Description:

The Home Rehabilitation Program assists low and moderate income disabled, elderly, or veteran homeowners with qualifying repairs to their primary residence. Funds will be used to assist approximately eight (8) homeowners with significant repair needs. Program guidelines have been structured to allow maximum repair amounts for each home typically not to exceed \$20,000, with limited assistance above \$20,000 in certain circumstances.



Eligibility Citation:	92.205(a)(1)	Funding:	
		HOME 2012:	\$268,379
HUD Matrix Code:	14A – Rehab; Single-Unit Residential		
Location:	County-wide		
		TOTAL:	\$268,379
Priority Need:	Provide and/or support adequate, safe and affordable housing.		
Performance Objectives:	<ul style="list-style-type: none">• Suitable Living Environment• Decent Housing		
Performance Outcomes:	<ul style="list-style-type: none">• Availability• Sustainability		
Outcome Statements:	<ul style="list-style-type: none">• Enhance Suitable Living Environment through Improved Accessibility, Affordability, and Sustainability.• Create Decent Housing with Improved Sustainability and Accessibility.		
Beneficiaries:		Completion Date:	
This project will benefit 8 LMI households.		June 30, 2013	
Administered by:	Lexington County Community Development Grant Programs Division		

PERFORMANCE MEASUREMENT

On March 7, 2006 HUD established its standards for performance measurement through the publication of the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs* in the Federal Register. As described in the Federal Register, the outcome performance measurement system enables HUD to collect information on the outcomes of activities funded with CPD formula grant assistance and to aggregate that information at the national, state, and local level.

Each project or activity funded by the Lexington County CDBG and HOME programs falls under one of the three objectives that relate to the statutory purposes of the program:

- 1. Creating a Suitable Living Environment:** In general, this objective relates to activities that are designed to benefit communities, families or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by LMI persons from physical problems with their environment, such as poor quality infrastructure, social issues such as crime prevention, literacy, or health services.
- 2. Providing Decent Housing:** The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG and HOME. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs.
- 3. Creating Economic Opportunities:** This objective applies to types of activities related to economic development, commercial revitalization, or job creation.

For each objective selected for a specific project, one of three outcome categories that best reflect what is proposed to be achieved by funding that activity is chosen. The three outcome categories are:

- 1. Improving Availability or Accessibility:** This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low- and moderate-income persons, including those with disabilities. In this category, accessibility not only refers to physical barriers, but also to making the affordable basics of daily living available and accessible (i.e., increased access to various services, housing units, or facilities) to low- and moderate-income persons. Where a service or facility did not exist, the assistance provided results in “new” access to that service or facility. Where a service or facility was limited in size or capacity, and the assistance expanded the existing service or facility, the result would be improved access.
- 2. Improving Affordability:** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.
- 3. Improving Sustainability:** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them

livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

The three objectives are combined with the three outcome categories to come up with a matrix of nine potential outcome statements. These objectives, outcomes and outcome strategies are reviewed and assigned to each project and entered into HUD's IDIS system to comply with the performance measurement standards.

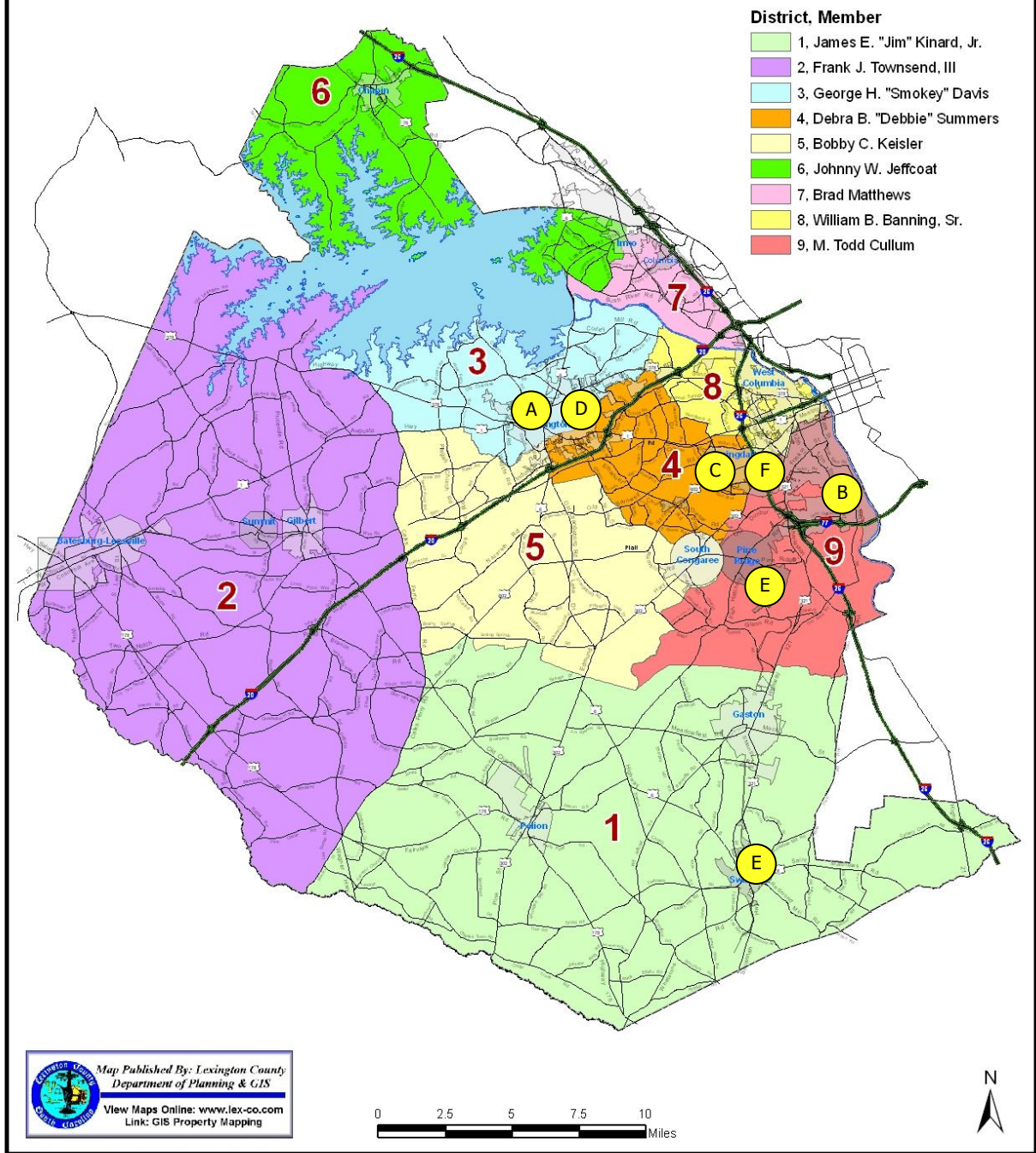
OUTCOME STATEMENT MATRIX			
	Outcome 1: Availability or Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective 1: Suitable Living Environment	Enhance Suitable Living Environment through Improved Accessibility	Enhance Suitable Living Environment through Improved or New Affordability	Enhance Suitable Living Environment through Improved or New Sustainability
Objective 2: Decent Housing	Create Decent Housing with Improved or New Availability	Create Decent Housing with Improved or New Affordability	Create Decent Housing With Improved or New Sustainability
Objective 3: Economic Opportunities	Provide Economic Opportunity through Improved or New Accessibility	Provide Economic Opportunity through Improved or New Affordability	Provide Economic Opportunity through Improved or New Sustainability

Geographic Distribution

For the 2012 Program Year, Lexington County's CDBG and HOME programs will provide funds for projects throughout Lexington County. Geographic distribution and socio-economic conditions are considered carefully when reviewing proposals.

The map on the following page shows the approximate locations of site-specific proposed projects for the year. Projects and sites were chosen in keeping with the County's continued focus on expending CDBG and HOME funds to address the needs LMI persons and areas.

Lexington County Council Districts and Location Map of Projects



NOTE: Some funded projects not shown may take place or address needs throughout the County.

- | | |
|---|---|
| A. West Lexington Water Line Upgrade | D. Keeping Every Youth Safe Program |
| B. Avenues Area Water Line Upgrade | E. Backpack Weekend Child Feeding Program |
| C. Duffie Work Activity Center Improvements | F. Platt Springs Road Blight Removal |

Homeless and Other Special Needs Activities

The County regularly participates in the efforts of organizations addressing homelessness and special needs activities and provides technical assistance on the HUD programs as described in the Five-Year Consolidated Plan Homeless Needs Assessment. Community Development staff regularly attends Midlands Area Coalition for the Homeless (MACH) meetings and serve on the MACH Board and participate in the Grant, Evaluation, and HMIS Committees.

MACH is a task force of the local homeless shelters and other special needs providers. They provide a forum for networking and sharing of information among the various organizations and agencies that address the unmet needs of the County's homeless and special needs populations.

The County was allocated \$588,970 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds, from the U.S. Department of Housing and Urban Development (HUD) as authorized under Title XII of the American Recovery and Reinvestment Act (ARRA) of 2009. The purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless, many due to the economic crisis, and to provide assistance to rapidly re-house persons who are homeless.

Through a Request for Qualifications (RFQ) process, Lexington Interfaith Community Services (LICS) was selected to carryout HPRP eligible activities. LICS provides financial assistance through rental assistance, utility payments, moving costs or hotel vouchers and housing relocation and stabilization services through case management, outreach, and housing placement. The County expended all of its HPRP funds and 436 persons and 166 households have benefited from the Program.

In addition to these efforts, Lexington County Community Development staff meets quarterly with regional government representatives to address housing, homelessness, and other community development issues. These regional representatives include the City of Columbia, Richland County, United Way of the Midlands, and the Columbia Housing Authority.

Other Actions

AFFIRMATIVELY FURTHERING FAIR HOUSING

Lexington County will continue to fund multiple housing and other programs designed to affirmatively further fair housing and reduce barriers to affordable housing. These programs expand housing opportunities; eliminate substandard housing; provide homebuyer education services and collaborative work with financial lenders to enable low and moderate income families to purchase homes anywhere they choose. The *Lexington County Analysis of Impediments to Fair Housing* was updated in May of 2010. The Analysis identified multiple, often interrelated, areas of need. These impediment issues emerged from an extensive review of current policies and practices in the public and private sectors, interviews with key service providers, and an examination of socio-economic data. The following is a summary of those impediments:

Impediment 1: Need to Develop Substantive Fair Housing Initiatives

Impediment 2: Market Availability (continuing impediment)

Impediment 3: Need for Financial Education and Literacy in Homeownership and Rental Housing

Impediment 4: Potential Protected Class Discrimination in Homebuyer Lending Market

Impediment 5: Limited Public Transportation (continuing impediment)

Impediment 6: Steering and Blockbusting

Since its adoption, the County has continued to implement various actions aimed at the alleviation or removal of impediments and more importantly has undertaken actions to affirmatively further fair housing.

Expanding affordable housing opportunities is a long-term goal of the County. Achievement of this goal will be promoted during the program year through (1) outreach, training, and education of the community about fair housing rights, (2) the Homeownership Assistance Program, and (3) the Housing Rehabilitation Programs.

The County will continue to expend CDBG and/or HOME administration funds to promote fair housing awareness, provide fair housing education, and participate in fair-housing related activities to affirmatively further fair housing in Lexington County. These efforts may include conducting an annual Energy Expo/Fair Housing Fair, adoption, and publication of a fair housing resolution in April 2012, continued partnerships with the City of Columbia and Richland County on fair housing issues, and distribution of the County's fair housing brochures at events throughout the Program year.

The County's Homeownership Program will provide downpayment assistance and/or closing cost assistance to 30 first-time homebuyers. The program participants will complete homebuyer education where they will learn the home buying process. The homebuyers will be educated on housing rights, credit, budgeting, selecting a home, inspections, and home maintenance.

The County administers Housing Rehabilitation Programs to help homeowners maintain the condition and integrity of their homes and improve the quality of the housing stock. The Home Rehabilitation Program will provide up to \$20,000 to assist eight (8) low and moderate income seniors and/or disabled homeowners with comprehensive repairs to address code violations. The Minor Home Repair Program will provide up to \$7,500 to assist 55 low and moderate income homeowners to correct minor deficient conditions in their homes.

OBSTACLES TO MEETING UNDERSERVED NEEDS

The following sections of the Five-Year Consolidated Plan provide a basis for identifying underserved needs and the obstacles to meeting those needs in Lexington County:

- Community Profile
- Housing Market Analysis
- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Housing Community Development

The Strategic Plan and the proposed activities and projects to be undertaken as described in the Annual Action Plan are intended to help overcome these obstacles to the extent possible with available resources.

FOSTER AND MAINTAIN AFFORDABLE HOUSING

Lexington County will strive to address the needs for affordable housing as identified in the Five-Year Consolidated Plan. The strategies and objectives for addressing these needs are identified in the Strategic Plan. With the addition of the HOME Program, the County will explore new opportunities to provide affordable housing to LMI residents.

REMOVE BARRIERS TO AFFORDABLE HOUSING

As described in the Five-Year Consolidated Plan, in considering the barriers to affordable housing, it is clear that a number of factors impact the availability of affordable housing including the availability and price of land, financing, and the rules, regulations and fees governing development and construction. While the private sector seeks to fill the demand for housing in terms of type, size and value, the public sector impacts the process through policies including development regulation, zoning, building code enforcement, and provision of infrastructure and through the fees charged to implement those policies. Through ongoing analysis and review of these factors and other related issues described in the Five-Year plan, Lexington County will continue to seek to remove these barriers to promote increased housing opportunities for LMI persons and households.

LEAD-BASED PAINT HAZARDS

The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992), amended the Lead-Based Paint Poisoning Prevention Act of 1971, which is the basic law regarding lead-based paint in federally associated housing. The law and subsequent amendments issued by HUD protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

The regulation "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential property and Housing Receiving Federal Assistance"

was published in the Federal Register in September of 1999. The requirements apply to housing built before 1978, the year that lead-based paint was banned nationwide for consumer use. Emphasis is placed on the reduction of household dust, which may contain lead-based paint particles and requires testing after paint is disturbed to make sure that the home is lead-safe.

To the extent that lead-based paint hazards are addressed through the Housing Rehabilitation Program, the processes to be followed would include:

- Contracting certified lead-based paint inspectors and risk assessors
- Distributing information on lead-based paint hazards to all households that participate in any housing programs that purchase or rehabilitate homes built before 1978
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required by all federally funded projects

REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES (ANTI-POVERTY STRATEGY)

The Anti-Poverty Strategy for the Annual Action Plan is the same as that described in the Five-Year Strategic Plan.

INSTITUTIONAL STRUCTURE AND COORDINATION OF RESOURCES

The institutional structure and coordination of resources for the Annual Action Plan is the same as that described in the Five-Year Strategic Plan.

PUBLIC HOUSING

The Cayce Housing Authority assists 40 households in four different housing communities in the City of Cayce and is the only public housing authority in Lexington County. The Section 8 Housing Voucher Program administered by the South Carolina State Housing Finance and Development Authority is the primary mechanism for public rental assistance for most County residents. Lexington County will continue to foster cooperation with these agencies and strive to identify new opportunities to address the County's public housing needs.

Monitoring

The Lexington County Grant Programs staff conducts on-going desk monitoring of its activities and of its subrecipients and CHDOs. This monitoring includes a review of reimbursement requests and monthly reports. Staff also conducts on-site monitoring of all subrecipients at least once during the term of each project. The on-site monitoring uses checklists to evaluate the compliance of the projects/activities with all aspects of the funding program. The following steps summarize monitoring policies and procedures:

- Review and analyze project budgets, national objectives, activity eligibility, and other application details to determine potential projects;
- Prepare thorough and comprehensive subgrantee agreement, appropriate for the type of entity/relationship, providing details of the project and requirements for compliance;
- Evaluate environmental impact of project and implement required procedures;
- Review ongoing written status reports and other communications to monitor for adherence to timelines and compliance requirements;
- Visit development project sites before, during, and after construction;
- Monitor all subgrantee projects at least once during the project to determine compliance with all applicable laws, regulations and policies;
- Review and approve payment requests;
- Prepare and coordinate monthly reports on project status, expenditures to date, and timeliness;
- Prepare monthly reports of draws detailing funds drawn on each active project and overall progress made to meet HUD timeliness requirements; and
- Analyze HUD IDIS reports monthly to reconcile balances and timeliness amounts.

Certifications

I. General Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, Lexington County certifies that:

A. Affirmatively Further Fair Housing

It will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

B. Anti-Displacement and Relocation Plan / Acquisition and Relocation

It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential Anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

C. Drug Free Workplace

It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and

- (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

D. Anti-Lobbying

To the best of Lexington County's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

E. Authority of Jurisdiction

The consolidated plan is authorized under State and local law (as applicable) and Lexington County possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

F. Consistency with Plan

The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

G. Section 3

It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

County Administrator
Title

II. Specific CDBG Certifications

Lexington County certifies that:

A. Citizen Participation

It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

B. Community Development Plan

Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income.

C. Following a Plan

It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

D. Use of Funds

It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **2011, 2012 and 2013**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

Lexington County will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if Lexington County certifies that it lacks CDBG funds to cover the assessment.

Date _____

Title

III. Specific HOME Certifications

Lexington County certifies that:

A. Tenant Based Rental Assistance

If it intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the State's consolidated plan.

B. Eligible Activities and Costs

It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

C. Appropriate Financial Assistance

Before committing any funds to a project, the County or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

County Administrator

Title

IV. Excessive Force

It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

V. Compliance with Anti-Discrimination Laws

The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

VI. Lead-Based Paint

Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

VII. Compliance with Laws

It will comply with applicable laws.

Signature/Authorized Official

Date

County Administrator
Title

III. Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

212 South Lake Drive
Lexington, South Carolina 29072

Check ☒ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).